

PROPOSED AMENDMENTS

ZOAM 2007-0004

November 5, 2009, Revised 11/12/09

Amend the following sections of the Revised 1993 Loudoun County Zoning Ordinance to add the Use Type "Farm market (off-site production)" within the Use Category of Retail Sales and Service as a special exception use:

- 2-101 AR-1 (Agricultural Rural – 1),
- 2-202 AR-2 (Agricultural Rural – 2),
- 2-1003 JLMA-1 (Joint Land Management Area – 1),
- 2-1103 JLMA-2 (Joint Land Management Area – 2),
- 2-1203 JLMA-3 (Joint Land Management Area -3),
- 2-1303 JLMA-20 (Joint Land Management Area – 20),
- 2-1402 TR-10 (Transitional Residential – 10),
- 2-1502 TR-3 (Transitional Residential – 3),
- 2-1602 TR-2 (Transitional Residential – 2),
- 2- 1702 TR-1 (Transitional Residential – 2)

5-603 Farm Markets may be located in accord with the lists of permitted and special exception uses for the individual zoning districts, subject to the following additional provisions:

- (A) A minimum of 25% of the ~~gross sales receipts~~ products offered for sale sold must be derived directly from agricultural, horticultural, aquacultural, or animal husbandry products produced on site or on other property owned or leased by the operator of the Farm Market in Loudoun County. An annual report verifying this percentage ~~the portion of sales derived from products produced on site~~ shall be submitted ~~on request~~ to the Zoning Administrator upon request.
- (B) Farm Markets shall be located on a hard surfaced Class I or Class II road having a minimum paved width of eighteen (18) feet. The entrance ~~to the farm market~~ shall have safe sight distance and may be required to have right and left turn lanes as determined by the Virginia Department of Transportation.
- (C) Sales area for accessory products shall be limited to ten (10) percent of the total area devoted to sales. The calculation of total sales area shall include areas devoted to the display of items for sale.
- (D) Permitted accessory products include pottery, baskets, garden accessories, baked goods, floral supplies and other items directly related to the culture, care, use of, or processing of a principal use. Products not related to the principal permitted use such as lawn mowers and tractors shall not be allowed

- (E) Retail sales areas within structures shall not exceed, in the aggregate, 10,000 square feet of floor area or a Floor Area Ratio of .02, whichever is greater.

Farm Markets (off-site production), in addition to Standards (B) through (E) above, Farm markets (off-site production) must meet the following additional standards:

- (F) A minimum of twenty five percent (25%) of the products offered for sale sold at the Farm Market (off-site production) must be produced in Loudoun County. An annual report verifying this percentage shall be submitted to the Zoning Administrator on request.
- (G) Parking spaces for Farm Markets (off-site production) are calculated shall be provided at a rate of 4/1,000 square feet of floor area of indoor and outdoor sales area, with a required minimum of 10 spaces per establishment.
- (H) Landscaping/Buffering/Screening.
- (1) Buffer. The use shall comply with the landscaping and screening standards of Section 5-653(A)
 - (2) Parking Areas. Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) Storage Areas. All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

Division C: Required Development Approvals

Section 6-700 Site Plan Review.

6-701 Site Plan Required. Site plan approval is required prior to the development of any land when the development or land falls within the following categories:

- (A) All uses in the commercial districts.
- (B) All uses in the industrial districts.
- (C) All nonresidential uses in the AR-1 and AR-2 Districts, but excluding permitted uses within the “agriculture support and services related to agriculture, horticulture, and animal husbandry” use category that do not involve access by the public as a part of such use. ~~Agricultural, horticulture, and animal husbandry permitted uses or those uses requiring a Rural Sketch Plan as identified in Section 6-701 do not require a site plan.~~

(D) Agricultural, horticulture, and animal husbandry permitted uses or those uses requiring a Rural Sketch Plan as identified in Section 6-703 6-704 do not require a site plan.

~~(D)~~ (E) All permitted uses in the residential districts, except for agricultural structures and single family attached and detached dwellings, or those uses requiring a Sketch Plan as identified in Section 6-703, and accessory uses and structures allowed under Section 5-101.

~~(E)~~ (F) Those special exception uses and structures which require a site plan.

~~(F)~~ (G) Any development in which any required off-street parking space is to be used by more than one establishment.

~~(G)~~ (H) When an alteration or amendment is proposed to the site improvements or design of a previously approved site plan.

~~(H)~~ (I) When an existing residential use is proposed for a change to a commercial, industrial, or multi-family residential use.

~~(I)~~ (J) All public buildings and institutions.

~~(J)~~ (K) All other uses involving a building required to be reviewed by the Planning Commission under Section 15.2-2232 of the Code of Virginia, as amended.

~~(K)~~ (L) Above-ground structures associated with a public utility, utility substation, water or sewer pumping station, water or sewer treatment facility or commercial communication tower.

~~(L)~~ (M) Temporary or permanent parking uses and parking structures.

6-702 Site Plan Requirements. The requirements for submissions, review and approval of all types of site plans shall be pursuant to the Land Subdivision and Development Ordinance and the Facilities Standards Manual. In addition to the submission requirements of the Facilities Standards Manual, the following materials shall be submitted as part of the initial submission for any type of site plan application, as applicable:

- (A) The approved concept development plan, rezoning plat, or special exception plat;
- (B) The Copy Teste of the Board of Supervisors action on such plan or plat;
- (C) A copy of the approved proffers and/or special exception conditions;
- (D) A copy of any zoning determinations or modifications, FSM waiver letters, state and federal wetlands permits, and LSDO determination letters pertaining to the subject property.

6-703 ~~Rural~~ Sketch Plan

- (A) A ~~Rural~~ Sketch Plan is required as part of a zoning permit application ~~in the A-3, A-10, AR-1, and AR-2 zoning districts~~ for the following permitted uses: Animal Care Business, Child Care Home, Farm Market ~~but not including excluding the use Farm Market (without on-off-site production, which shall require a site plan)~~, Stable (Private or Neighborhood), and Wayside Stand.
- (B) ~~Rural~~ A Sketch Plan shall include a drawing of all aspects of the business operations including the location, size and dimensions of buildings, the size and dimensions of areas within existing structures to be used for the business; size, dimensions, and location of any accessory structures, outdoor storage yards, and location of any accessory structures, outdoor storage yards, and screening buffering; quantity and dimensions of parking spaces; location of proposed signs, if any; location of wells and septic systems; and the approximate location of any on-site floodplain as determined from the County map. In addition, the ~~Rural~~ Sketch plan shall including the location and width of entrances and adjacent right-of-way, adjoining properties, and easements.
- (C) The ~~Rural~~ Sketch Plan need not be drawn to scale, nor does it have to be prepared by a licensed professional. However, distances from structures to adjacent lot lines must be accurately depicted.

ARTICLE 8, DEFINITIONS:

Farm Market: A principal use which includes the sale of aquacultural, horticultural or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agricultural products. A minimum of twenty five percent (25%) of the products offered for sale sold must be aquacultural, horticultural, animal husbandry or agricultural products produced on-site or on other property owned or leased by the operator of the Farm Market within Loudoun County. A Farm Market shall be located on the site of ongoing agricultural, horticultural or aquacultural activity unless stated otherwise provided elsewhere in the Zoning Ordinance.

Farm Market (off-site production): A principal use which includes the retail sale of aquacultural, horticultural or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agricultural products. A minimum of twenty five percent (25%) of the products offered for sale sold must be aquacultural, horticultural, animal husbandry or agricultural products produced within Loudoun County. A Farm market (off-site production) An Agricultural market may or may not be located on the site of ongoing agricultural, horticultural or aquacultural activity. This use may include the sale of products from one or more vendors.

5-626 Agriculture, Horticulture and Animal Husbandry.

(A) Parcel Size.

- (i) Agriculture, and Horticulture and Animal Husbandry uses shall have no minimum lot size be located on parcels 5 acres in size or larger.

~~(B) Best Management Plan Required for Animal Husbandry Uses.~~
~~Prior to establishment of an animal husbandry use on a property of less than five acres, the property owner shall prepare a Best Management Plan indicated the types and quantity of proposed animals, location and size of existing and proposed structures, distances of structures from all property lines, grazing areas, and locations of wells and septic fields and reserve septic fields. This Plan shall be reviewed and approved by the Virginia Cooperative Extension office or other competent authority recognized by Loudoun County, who shall verify that the subject property is capable of supporting the number of animals proposed. After approval of the Best Management Plan, no additional animals may be added to the site without an approved amendment to the Plan.~~

(ii) On parcels of less than 5 acres, animal husbandry uses shall require not be permitted unless such parcel contains a minimum of two usable acres. For the purpose of this section of the Ordinance, "Usable Acres" is land that (1) is not encumbered by a dwelling or its accessory structures and means of access, (2) is not located within 100 (one hundred) feet of a well, (3) does not contain steep slopes, floodplain, a drainfield or reserve drainfield area, and (4) is at least 30 feet from the channel scar line of any stream. Except as permitted pursuant to Section 5-626(A)(iii) below, the animal husbandry use on a parcel of less than 5 acres shall not exceed a maximum of 1 animal unit, as defined in the table in this Section 5-626(A)(ii)(a). The types of animals permitted on a parcel of less than 5 acres are limited to only those animals as listed or referenced in said table.

- (a) A single "animal unit" is defined as and limited to any one of the following:

| | |
|-----------------|--------------------|
| <u>1 cow</u> | <u>1 horse*</u> |
| <u>5 sheep</u> | <u>32 chickens</u> |
| <u>16 ducks</u> | <u>8 turkeys</u> |

**PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS AND REDUCE MINIMUM ACREAGE
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|------------------|----------------|
| <u>6 goats</u> | <u>8 geese</u> |
| <u>2 llamas</u> | <u>1 emu*</u> |
| <u>4 alpacas</u> | |

"Horse" shall include pony, mule, burro, and donkey. In determining the number of livestock on the Property, all animals of any age shall be counted, with the exception that llamas, alpacas, sheep and goats under one (1) year of age shall not be counted and poultry under six (6) months of age shall not be counted. In determining the number of livestock permitted, combinations of animals are permitted, provided that no more than the maximum number of animal units specified under this Section 5-626(A) shall be permitted. (An example of a combination of 2 comprising 1 animal unit would be 2 alpacas (1/2 unit) and 1 llama (1/2 unit) ~~5 sheep and 8 geese, totaling 2 1 units; or a combination comprising 2 animal units would be 3 goats (1/2 unit), 16 chickens (1/2 unit) and a horse, totaling 2 units.)~~

*A companion animal may be provided for a single horse or emu. A companion animal may be a donkey, mule, llama, alpaca, miniature horse, sheep, goat or foal.

- (iii) Notwithstanding the limitation of Section 5-626(A)(ii) above, more than 1 animal unit may be permitted upon a parcel of less than 5 acres with at least 2 Usable Acres provided that, ~~pPrior to being permitted to have permitting~~ more than 1 animal unit on a parcel of less than 5 acres with at least 2 Usable Acres, the owner of the parcel shall be required to execute a Conservation Farm Plan (also known as a farm management plan), including a manure management plan, ~~executed~~ through and with the Loudoun Soil and Water Conservation District (SWCD) and the Virginia Cooperative Extension Service (VCES) and provide a copy of such executed Plan to the Zoning Administrator. ~~shall be required. This~~ Such Plan shall include a Best Management Section identifying the best management practices necessary to support the proposed types and quantity of animals. The Best Management Section shall be reviewed by the Virginia Cooperative Extension Service to confirm that is consistent with generally accepted Animal Husbandry standards and documentation indicating such confirmation by the Virginia Cooperative Extension Service shall be provided to the

Zoning Administrator. After approval of the Conservation Farm Plan including the Best Management Section Plan, no additional animals may be added to the site without obtaining an approved amendment to the Plan and providing a copy of such approved amendment to the Zoning Administrator.

- (i) Properties A parcel of less than 5 acres without a minimum of two Usable Acres, may establish animal husbandry uses provided that the owner of the parcel shall first execute with submission of a Conservation Farm Plan (also known as a farm management plan), executed through and with the Loudoun Soil and Water Conservation District (SWCD) and the Virginia Cooperative Extension Service (VCES) as described in Section 5-626(A)(ii) above and provide a copy of such executed Plan to the Zoning Administrator. After approval of the Plan, the animal husbandry use on the parcel shall be strictly in accordance with the Plan, and no additional animals may be added to the site without an approved amendment to the Plan and the submission of a copy of such approved amendment to the Zoning Administrator.

- (B) **Setbacks for Certain Structures.** No structure for housing livestock including barns, run-in sheds, stables, and the like shall be located closer than 60 feet from the property line of an adjoining lot where a residential dwelling existing or under construction at the time of construction of the structure is the principal use. This setback shall not apply if a such residential dwelling is located more than 60 feet from the property line adjoining the structure.

Article 8, Definitions:

Animal Husbandry. The active and on-going propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals, including the raising and production of bison, cattle (beef and dairy), pigs, mules, ducks, emus, horses, goats, llama, alpaca, poultry, pigeons, sheep, and similar animal husbandry uses, but not including miniature horses or pot-belly pigs. The conduct of the foregoing activities with respect to animals meeting the definition of "Pet" or non-domesticated (wild) animals shall not be considered Animal husbandry.

Livestock. Animals, especially farm animals, raised for use, profit or enjoyment including horses, bison, cattle, pigs, mules, sheep, goats, alpacas, llamas, emus, and other similar domesticated animals, but not including miniature horses and pot-belly pigs.

Pet. An animal kept for pleasure rather than utility, not included within the animals listed in the definition of Animal Husbandry, such as dogs; cats; birds; non-poisonous spiders; chameleons

and similar lizards; non-poisonous snakes; pot-belly pigs; hamsters; ferrets; gerbils; guinea pigs; pet mice and pet rats; turtles; fish; domesticated rabbits; miniature horses; and other similar domesticated animals. The keeping of such animals is permitted as an accessory use to a dwelling unit.

5-627 Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry).

(A) Intensity/Character.

- (1) **In Association with On-Going Agriculture, Horticulture, or Animal Husbandry Use.** The agriculture support use (direct association) shall be allowed only in direct association with an on-going agriculture, horticulture, or animal husbandry use or activity.
- (2) **Site Size.** The minimum lot area for any agriculture support use (direct association) shall be 5 acres except the following uses shall have no minimum lot area:

| Use | Lot Area (Minimum) |
|----------------------------|--------------------|
| <u>Equestrian Facility</u> | <u>No minimum</u> |
| <u>Stable</u> | <u>No minimum</u> |

- (3) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

| Use | Scope of Use/Event | Lot Area (Minimum) |
|------------------------------|--|------------------------|
| <u>Equestrian Facility</u> | <u>No more than 50 visitors on any one day; no more than 25 vehicles allowed on site at any one time.</u> | <u>0 acres up to 5</u> |
| <u>Stable</u> | <u>No more than 50 visitors on any one day; no more than 25 vehicles allowed on site at any one time.</u> | <u>0 acres up to 5</u> |
| <u>All Other Uses</u> | | |
| Level I—small scale | No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. | 5 acres, up to 25 |
| Level II—medium scale | > 200 visitors on any one day, no more than 400; no more than 200 vehicles allowed on site at any one time. | >25 acres, up to 50 |
| Level III—large scale | > 400 visitors on any one day, no more than 600; no more than 300 vehicles allowed on site at any one time, except 4 additional visitors and 2 additional vehicles allowed per acre in excess of | >50 acres, up to 100 |

| Use | Scope of Use/Event | Lot Area (Minimum) |
|-----|--------------------|-----------------------|
| | 100 acres. | |

- (4) **Hours of Operation.** Hours of operation for any agriculture support use (direct association) shall be limited to the hours from 6:00 a.m. to 9:00 p.m.
- (5) **Owner.** The agriculture support use (direct association) shall be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.

(B) **Size of Use.**

- (1) **Structure.** The size of structures used in the agricultural support use (direct association) shall not exceed the following gross floor area (total all structures):

| Use | Lot Area | Size of Structures (Maximum) |
|----------------------------|---|---------------------------------|
| Equestrian Facility | 0 to 5 acres | 6,000 square feet |
| Stable | 0 to 5 acres | 6,000 square feet |
| All Other Uses | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet |
| Level III—large scale | > 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses) | 36,000 square feet |

- (2) **Storage Areas.** The total area of all storage areas used in the agricultural support use (direct association) shall not exceed the following size in square feet:

| Use | Lot Area | Size of Structures (Maximum) |
|--|---------------|---------------------------------|
| Level I—small scale | 5 to 25 acres | 5,000 square feet |
| An additional 1,000 square feet of storage area shall be allowed by right for each additional 10 acres, not to exceed a maximum of 20,000 square feet. | | |

- (C) **Location on Site/Dimensional Standards.** Structures or storage areas of an agricultural support use (direct association) shall be set back from lot lines as follows:

| Use | Lot Area (Min.) | Size of Structures (Max.) | Setback from Lot Lines |
|----------------------------|---------------------|------------------------------|---------------------------|
| <u>Equestrian Facility</u> | <u>0 to 5 acres</u> | <u>6,000 square feet</u> | <u>60 ft.</u> |
| <u>Stable</u> | <u>0 to 5 acres</u> | <u>6,000 square feet</u> | <u>60 ft.</u> |

| | | | |
|------------------------------|---------------------------|--------------------|---------|
| <u>All Other Uses</u> | | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet | 60 ft. |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet | 120 ft. |
| Level III—large scale | > 50, up to 100 acres | 36,000 square feet | 175 ft. |

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Road/Access Standards.**

- (1) **General Access Standards.** An agriculture support use (direct association) shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any agricultural support use (direct association) that involves the use of or services heavy equipment shall have direct access to a paved public road maintained by the state. Direct access shall not be provided by a private easement.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents shall be prohibited within the required buffer.

(I) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the agricultural support use (direct association) shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-630 Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry).

(A) **Intensity/Character.**

(1) **Site Size.** The minimum lot area for an agriculture support use (no direct association) shall be 5 acres, except the following uses shall have the following minimum lot area:

| Use | Lot Area (Minimum) |
|--|-----------------------|
| Agricultural Research Facility | 25 acres |
| Central Farm Distribution Hub for Agricultural Products | 25 acres |
| <u>Equestrian Facility</u> | <u>No minimum</u> |
| <u>Stable</u> | <u>No minimum</u> |

(2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

| Use | Scope of Use/Event | Lot Area Minimum |
|--------------------------------|---|------------------------|
| <u>Equestrian Facility</u> | <u>No more than 50 visitors on any one day; no more than 25 vehicles allowed on site at any one time.</u> | <u>0 acres up to 5</u> |
| <u>Stable</u> | <u>No more than 50 visitors on any one day; no more than 25 vehicles allowed on site at any one time.</u> | <u>0 acres up to 5</u> |
| <u>All Other Uses</u> | | |
| Level I - small scale | No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. | 5 to 25 acres |
| Level II - medium scale | More than 200 visitors on any one day and less than 400; no more than 200 vehicles allowed on site at any one | >25 acres, up to 50 |

| Use | Scope of Use/Event | Lot Area Minimum |
|--------------------------------|--|---------------------|
| | time. | |
| Level III - large scale | More than 400 visitors on any one day and less than 600; no more than 300 vehicles allowed on site at any one time, except that 5 additional visitors and 2 additional vehicles are allowed per acre in excess of 100 acres. | >50 to 100 acres |

- (3) **Hours of Operation.** Hours of operation for an agricultural support use (no direct association) shall be limited to the hours from 6:00 a.m. to 10:00 p.m.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

| Use | Lot Area (Minimum) | Size of Structures (Maximum) |
|--|---|---------------------------------|
| Agricultural Research Facility | 25 acres | Maximum FAR: 0.02 |
| Central Farm Distribution Hub for Agricultural Products | 25 acres | Maximum FAR: 0.02 |
| <u>Equestrian Facility</u> | <u>0 to 5 acres</u> | <u>6,000 square feet</u> |
| <u>Stable</u> | <u>0 to 5 acres</u> | <u>6,000 square feet</u> |
| All Other Uses | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet |
| Level III—large scale | > 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support use (no direct association) | 36,000 square feet |

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.

- (C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

| Use | Lot Area (Min) | Size of Structures (Max.) | Setback from Lot Lines |
|--|---------------------------|------------------------------------|---------------------------|
| Agricultural Research Facility | 25 acres | Maximum FAR (all structures): 0.02 | 150 ft. |
| Central Farm Distribution Hub for Agricultural Products | 25 acres | Maximum FAR (all structures): 0.02 | 150 ft. |
| Equestrian Facility | 0 to 5 acres | 6,000 square feet | 60 ft. |
| Stable | 0 to 5 acres | 6,000 square feet | 60 ft. |
| All Other Uses | | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet | 60 ft. |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet | 120 ft. |
| Level III—large scale | > 50, up to 100 acres | 36,000 square feet | 175 ft. |

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Roads/Access Standards.**

- (1) **General Access Standards.** An agricultural support use (no direct association) shall comply with the road access standards in Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any use that involves the use of or services heavy equipment shall have direct access to a paved public road.
- (4) **Number of Access Points.** There shall be no more than two points of access from the use to a public road. This

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requirement shall not preclude an additional access for emergency vehicles only.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).
- (H) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.